Napier & Blakeley
COST ▪ RISK ▪ RETURN

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31 October 2024
File Ref.: J000056421/JF-EDC/R7

Minister for Planning
C/- Richmond Bridge Burra Park 2 Pty Ltd as trustee for Burra Park Prop Trust 1;
UniSuper Limited as Trustee for UniSuper and UniSuper Management Pty Limited;
ISPT Pty Limited as trustee for The Industry Superannuation Property Trust No. 1;
HB&B Property Pty Ltd
55-59 Regent Street
CHIPPENDALE NSW 2008

Dear Sir

BURRAH PARK – Northern Gateway

Stages 1, 2 + 3 - (Lot 1 in DP1287712) 1953-2109 Elizabeth Drive Badgerys Creek NSW 2555

Registered Quantity Surveyor's Estimated Development Cost (EDC) Report for Department of Planning, Housing and Infrastructure

Executive Summary

We have prepared an Estimated Development Cost (EDC), using NSW Government Planning Circular *PS 24-002 Changes to how development costs are calculated for planning purposes*, for the Burrah Park Northern Gateway (Lot 1 in DP1287712) - The proposed development comprises the infrastructure and civil works required for the subdivision of 171.9 Hectares at Badgerys Creek to 12 Super Lots (01a, 01b, 02a, 02b, 03a, 03b, 04a, 04b, 05a, 05b, 05c, 06a) as well as the construction of associated industrial and office space.

Our **Estimated Development Cost (EDC)** is **$989,338,207 (Excl GST)**.

This calculation of the EDC is an objective and accurate assessment and covers the full scope of works in the identified development proposal, at the date of development application submission.

An analysis of the estimated costs is summarised below for works:

ITEM		TOTAL COST (EXCL. GST)
Demolition and Remediation		$ 8,492,576
Construction Cost		$ 797,056,371
Mitigation of Impact Items (if applicable)		$ -
Mining & Mineral Extraction (If applicable)		$ -
Furniture, Fittings & Equipment (FFE) & Operational Equipment (Where forming part of the application)		$ -
Fitout costs (Where forming part of the application)		$ 19,513,519
Sub-total - 1		**$ 825,062,465**
Add: Professional Fees	(5.0%)	$ 41,253,123
Add: Contingency	(5.0%)	$ 41,253,123
Add: Escalation (Stage 1)	(8.6%)	$ 26,516,390
Add: Escalation (Main Works)	(10.1%)	$ 52,539,886
Sub-total - 2		**$ 986,624,988**
Add: Authority Fees (LSLL)	(0.25%)	$ 2,713,219
TOTAL EDC (Excl GST)		**$ 989,338,207**
GROSS FLOOR AREA		
Total Gross Floor Area (AIQS Definition)		667,198m2
Construction Cost Only $/m2 GFA (AIQS Definition)		$1,195/m2
Total Site Area		1,719,000m2

Basis of Report Preparation

- We have prepared this estimate for Department of Planning, Housing and Infrastructure.
- We have prepared the estimate based on the legislative and regulatory requirements of the consent authority for calculating the EDC (EP&A Act, EP&A reg, SEPPS, the Planning Circular and SEARs).
- We have prepared this estimate generally in accordance with the AIQS Practice Standard (Edition 1 published March 2024) for calculating EDC in NSW
- We have measured Gross Floor Area (GFA) in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2
- We have included works as indicated on the drawings and within the site boundary
- We have excluded GST in the calculation of the Estimated Development Cost
- We have calculated the development costs including price escalation to intended commencement date of construction on site on October 2026 for Stage 1 works and a commencement date of February 2027 for the remaining stages.
- Prepared this estimate as a requirement for a DA submission. This is not a tender estimate.
- List of the development proposal documents used:
    - Architectural drawings 14020_DA003[8] dated October 2024, as prepared by Nettleton Tribe Partnership Pty Ltd.
    - Preliminary bulk earthworks plan (stage 1) drawings BUR-AAP-MP-00-SKE-CI-0003 dated 28 March 2024
    - Intersection Functional Layout Plan, as prepared by Arcadis dated 10 July 2024
    - Remediation Action Plan report as prepared by Douglas Partners dated 6 July 2023
    - Environmental Impact Statement as prepared by URBIS Dated 14 August 2024

Scope of Calculation of EDC

- We have prepared an Estimated Development Cost (EDC), using NSW Government Planning Circular *PS 24-002 Changes to how development costs are calculated for planning purposes*, for the infrastructure and civil works required for the subdivision of 171.9 Hectares at Badgerys Creek to 12 Super Lots (01a, 01b, 02a, 02b, 03a, 03b, 04a, 04b, 05a, 05b, 05c, 06a) as well as the construction of associated industrial and office space.
- The Proponent's for this development application are Richmond Bridge Burra Park 2 Pty Ltd as trustee for Burra Park Prop Trust 1; UniSuper Limited as Trustee for UniSuper and UniSuper Management Pty Limited; ISPT Pty Limited as trustee for The Industry Superannuation Property Trust No. 1 and HB&B Property Pty Ltd.
- We certify that we have provided the genuine costs of the development proposed by this application and these costs are based on industry recognised prices.
- We certify that we are not aware of any limitations encountered in the preparation of the report.
- Refer to Annexure A for our detailed elemental estimate which has been prepared generally in accordance with the Australian Cost Management Manual issued by the Australian Institute of Quantity Surveyors (AIQS).

List of Exclusions

- Amounts payable on the cost of land including Development Contributions
- Costs related to any part of the development subject to a separate development consent or approval
- Land costs including costs of purchasing holding and marketing
- Ongoing maintenance or use of the development
- GST, and
- Finance Cost

This EDC report has been prepared by:

Peter Hammond MCIOB FRICS AAIQS No. 9898
Director
Napier & Blakeley Pty Ltd

ENCL – ANNEXURE A – DETAILED ELEMENTAL COST ESTIMATE

Report Parameters

This report is the opinion of Napier & Blakeley Pty Ltd ACN 006 386 278 atf Napier & Blakeley Unit Trust ABN 87 601 474 307 **(Napier & Blakeley)** and is to be read together with and is subject to the term and conditions of our engagement. Our opinions in this report are based on the information referred to in this report that has been made available to us by or on behalf of the addressee **(Information)**.

Napier & Blakeley has not obtained independent verification of the Information. As such, our opinion may be different if the Information is incorrect or inaccurate in any way. This report was prepared solely for the addressee and its use is limited to the purpose for which it was provided. No third party may rely on this report without first obtaining the prior written consent of Napier & Blakeley.

Napier & Blakeley does not warrant the accuracy or completeness of the Information, and to the maximum extent permitted by law, does not accept any responsibility or liability for any loss suffered by any person or entity as a result of or in connection with error, inaccuracy, misrepresentation, incompleteness or similar defect in the Information and/or this report or any default, negligence or lack of care in relation to the preparation or provision of the Information and/or this report.

PROJECT: Burrah Park, Elizabeth Drive
BADGERYS CREEK NSW
JOB NUMBER: 2555086487
DATE: 2-Aug-24

Description: Burrah Park Northern Gateway - The proposed development comprises the infrastructure and civil works required for the subdivision of 171.9 Hectares at Badgery's Creek to 12 Superlots (01a, 01b, 02a, 02b, 03a, 03b, 04a, 04b, 05a, 05b, 05c, 06a) as well as the construction of associated industrial and office space.

10.0%	PRELIMINARIES	10.0%	Insert
1.5%	UNMEASURED WORKS ALLOWANCE	1.5%	Insert
5.0%	PROFIT & OVERHEADS	5.0%	Insert
5.0%	PROFESSIONAL FEES	5.0%	Insert

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No.	Code	FUNCTIONAL AREA =	Super Lot 1a - FECA (m2) $/SQM	Super Lot 1a $	Super Lot 1b - FECA (m2) $/SQM	Super Lot 1b $	Super Lot 2a - FECA (m2) $/SQM	Super Lot 2a $	Super Lot 2b - FECA (m2) $/SQM	Super Lot 2b $
			Area sqm =	87,390	Area sqm =	76,345	Area sqm =	55,430	Area sqm =	87,802
01	SB	SUBSTRUCTURE	$ 195.00	$17,041,050	$ 195.00	$14,887,275	$ 195.00	$10,808,850	$ 195.00	$17,121,390
02	CL	Columns	$ 50.00	$4,369,500	$ 50.00	$3,817,250	$ 50.00	$2,771,500	$ 50.00	$4,390,100
03	UF	Upper Floors								
04	SC	Staircase	$ 1.85	$162,000	$ 1.41	$108,000	$ 0.78	$43,200	$ 1.35	$118,800
05	RF	Roof	$ 205.93	$17,996,250	$ 222.52	$16,988,575	$ 236.89	$13,130,850	$ 212.61	$18,667,820
06	EW	External Walls	$ 76.17	$6,656,892	$ 64.71	$4,940,166	$ 62.25	$3,450,546	$ 85.02	$7,465,194
07	WW	Windows								
08	ED	External Doors	$ 2.78	$243,300	$ 3.10	$237,000	$ 5.17	$286,800	$ 3.95	$346,800
09	NW	Internal Walls	$ 10.00	$873,900	$ 10.00	$763,450	$ 10.00	$554,300	$ 10.00	$878,020
10	NS	Internal Screens & B/L	$ 5.00	$436,950	$ 5.00	$381,725	$ 5.00	$277,150	$ 5.00	$439,010
11	ND	Internal Doors	$ 1.50	$131,085	$ 1.50	$114,518	$ 1.50	$83,145	$ 1.50	$131,703
TOTAL		SUPERSTRUCTURE	$ 353.24	$30,869,877	$ 358.25	$27,350,684	$ 371.59	$20,597,491	$ 369.44	$32,437,447
12	WF	Wall Finishes	$ 5.00	$436,950	$ 5.00	$381,725	$ 5.00	$277,150	$ 5.00	$439,010
13	FF	Floor Finishes	$ 12.00	$1,048,680	$ 12.00	$916,140	$ 12.00	$665,160	$ 12.00	$1,053,624
14	CF	Ceiling Finishes	$ 4.25	$371,408	$ 4.25	$324,466	$ 4.25	$235,578	$ 4.25	$373,159
TOTAL		FINISHES	$ 21.25	$1,857,038	$ 21.25	$1,622,331	$ 21.25	$1,177,888	$ 21.25	$1,865,793
15	FT	Fitments	$ 6.00	$524,340	$ 6.00	$458,070	$ 6.00	$332,580	$ 6.00	$526,812
16	SE	Special Equipment								
TOTAL		FITTINGS	$ 6.00	$524,340	$ 6.00	$458,070	$ 6.00	$332,580	$ 6.00	$526,812
17	SF	Sanitary Fixtures								
18	PD	Sanitary Plumbing	$ 15.00	$1,310,850	$ 15.00	$1,145,175	$ 15.00	$831,450	$ 15.00	$1,317,030
19	WS	Water Supply								
20	GS	Gas Service								
21	SH	Space Heating								
22	VE	Ventilation	$ 1.00	$87,390	$ 1.00	$76,345	$ 1.00	$55,430	$ 1.00	$87,802
23	EC	Evaporative Cooling								
24	AC	Air Conditioning								
25	FP	Fire Protection	$ 55.00	$4,806,450	$ 55.00	$4,198,975	$ 55.00	$3,048,650	$ 55.00	$4,829,110
26	LP	Electric Light & Power	$ 35.00	$3,058,650	$ 35.00	$2,672,075	$ 35.00	$1,940,050	$ 35.00	$3,073,070
TOTAL		SERVICES	$ 106.00	$9,263,340	$ 106.00	$8,092,570	$ 106.00	$5,875,580	$ 106.00	$9,307,012
30	CE	CENTRALISED ENERGY SYSTEMS								
31	AR	DEMOLITION								
		SUB-TOTAL - BUILDING	$ 681.49	$59,555,645	$ 686.50	$52,410,930	$ 699.84	$38,792,389	$ 697.69	$61,258,454
		PRELIMINARIES - BUILDING	$ 68.15	$5,955,564	$ 68.65	$5,241,093	$ 69.98	$3,879,239	$ 69.77	$6,125,845
		UNMEASURED WORKS ALLOWANCE	$ 11.24	$982,668	$ 11.33	$864,780	$ 11.55	$640,074	$ 11.51	$1,010,764
		SUB-TOTAL - BUILDING	$ 760.89	$66,493,877	$ 766.48	$58,516,803	$ 781.38	$43,311,702	$ 778.97	$68,395,063
32	XP	Site Preparation incl. excavation		-		-		-		-
33	XR	Roads, Footpaths & Paved Areas	$ 47.19	$4,124,160	$ 52.98	$4,044,840	$ 57.75	$3,201,000	$ 64.13	$5,630,520
34	XN	Boundary Walls, Fencing & Gates	$ 10.00	$873,900	$ 10.00	$763,450	$ 10.00	$554,300	$ 10.00	$878,020
35	XB	Pool, Outbuilding & Covered Ways		-		-		-		-
36	XL	Landscaping & Improvements	$ 18.88	$1,649,800	$ 12.07	$921,250	$ 13.12	$727,200	$ 20.05	$1,760,850
TOTAL		SITE WORKS	$ 76.07	$6,647,860	$ 75.05	$5,729,540	$ 80.87	$4,482,500	$ 94.18	$8,269,390
37	XK	Ext Stormwater Drainage	$ 20.03	$1,750,000	$ 16.37	$1,250,000	$ 9.02	$500,000	$ 28.47	$2,500,000
38	XD	Ext Sewer Drainage	$ 16.02	$1,400,000	$ 13.10	$1,000,000	$ 7.22	$400,000	$ 22.78	$2,000,000
39	XW	Ext Water Supply	$ 10.01	$875,000	$ 8.19	$625,000	$ 4.51	$250,000	$ 14.24	$1,250,000
40	XG	Ext Gas	$ 2.00	$175,000	$ 1.64	$125,000	$ 0.90	$50,000	$ 2.85	$250,000
41	XF	Ext Fire Protection	$ 10.01	$875,000	$ 8.19	$625,000	$ 4.51	$250,000	$ 14.24	$1,250,000
42	XE	Ext Electrical	$ 16.02	$1,400,000	$ 13.10	$1,000,000	$ 7.22	$400,000	$ 22.78	$2,000,000
43	XC	Ext Communications	$ 1.20	$105,000	$ 0.98	$75,000	$ 0.54	$30,000	$ 1.71	$150,000
TOTAL		EXTERNAL SERVICES	$ 75.29	$6,580,000	$ 61.56	$4,700,000	$ 33.92	$1,880,000	$ 107.06	$9,400,000
		SUB-TOTAL - EXTERNAL WORKS	$ 151.37	$13,227,860	$ 136.61	$10,429,540	$ 114.78	$6,362,500	$ 201.24	$17,669,390
		PRELIMINARIES - EXTERNAL	$ 15.14	$1,322,786	$ 13.66	$1,042,954	$ 11.48	$636,250	$ 20.12	$1,766,939
		UNMEASURED WORKS ALLOWANCE	$ 2.50	$218,260	$ 2.25	$172,087	$ 1.89	$104,981	$ 3.32	$291,545
TOTAL		EXTERNAL WORKS	$ 169.00	$14,768,906	$ 152.53	$11,644,581	$ 128.16	$7,103,731	$ 224.69	$19,727,874
46	YY	PROFIT & OVERHEADS	$ 46.49	$4,063,139	$ 45.95	$3,508,069	$ 45.48	$2,520,772	$ 50.18	$4,406,147
TOTAL		BUILDING + EXTERNAL WORKS + SPECIAL PROVISIONS	$ 976.38	$85,325,922	$ 964.95	$73,669,454	$ 955.01	$52,936,205	$ 1,053.84	$92,529,084
		PROFESSIONAL FEES	$ 48.82	$4,266,296	$ 48.25	$3,683,473	$ 47.75	$2,646,810	$ 52.69	$4,626,454
TOTAL		GROSS WORKS	$ 1,025.20	$89,592,218	$ 1,013.20	$77,352,926	$ 1,002.76	$55,583,015	$ 1,106.53	$97,155,538

No.	Code	FUNCTIONAL AREA =	Super Lot 3a - FECA (m2) $/SQM	Super Lot 3a $	Super Lot 3b - FECA (m2) $/SQM	Super Lot 3b $	Super Lot 4a - FECA (m2) $/SQM	Super Lot 4a $	Super Lot 4b - FECA (m2) $/SQM	Super Lot 4b $	Super Lot 5a - FECA (m2) $/SQM	Super Lot 5a $
			Area sqm =	32,648	Area sqm =	2,092	Area sqm =	56,277	Area sqm =	65,717	Area sqm =	11,437
01	SB	SUBSTRUCTURE	$ 195.00	$6,366,360	$ 195.00	$407,940	$ 195.00	$10,974,015	$ 195.00	$12,814,815	$ 195.00	$2,230,215
02	CL	Columns	$ 50.00	$1,632,400	$ 50.00	$104,600	$ 50.00	$2,813,850	$ 50.00	$3,285,850	$ 50.00	$571,850
03	UF	Upper Floors										
04	SC	Staircase	$ 1.32	$43,200	$ 20.65	$43,200	$ 0.77	$43,200	$ 0.66	$43,200	$ 2.83	$32,400
05	RF	Roof	$ 205.45	$6,707,680	$ 185.00	$387,020	$ 224.51	$12,634,795	$ 237.81	$15,628,245	$ 185.00	$2,115,845
06	EW	External Walls	$ 73.90	$2,412,696	$ 208.95	$437,118	$ 63.09	$3,550,668	$ 57.89	$3,804,636	$ 89.46	$1,023,198
07	WW	Windows										
08	ED	External Doors	$ 2.90	$94,800	$ 19.96	$41,750	$ 3.37	$189,600	$ 2.89	$189,600	$ 1.36	$15,600
09	NW	Internal Walls	$ 10.00	$326,480	$ 10.00	$20,920	$ 10.00	$562,770	$ 10.00	$657,170	$ 10.00	$114,370
10	NS	Internal Screens & B/L	$ 5.00	$163,240	$ 5.00	$10,460	$ 5.00	$281,385	$ 5.00	$328,585	$ 5.00	$57,185
11	ND	Internal Doors	$ 1.50	$48,972	$ 1.50	$3,138	$ 1.50	$84,416	$ 1.50	$98,576	$ 1.50	$17,156
TOTAL		SUPERSTRUCTURE	$ 350.08	$11,429,468	$ 501.05	$1,048,206	$ 358.24	$20,160,684	$ 365.75	$24,035,862	$ 345.16	$3,947,604
12	WF	Wall Finishes	$ 5.00	$163,240	$ 5.00	$10,460	$ 5.00	$281,385	$ 5.00	$328,585	$ 5.00	$57,185
13	FF	Floor Finishes	$ 12.00	$391,776	$ 12.00	$25,104	$ 12.00	$675,324	$ 12.00	$788,604	$ 12.00	$137,244
14	CF	Ceiling Finishes	$ 4.25	$138,754	$ 4.25	$8,891	$ 4.25	$239,177	$ 4.25	$279,297	$ 4.25	$48,607
TOTAL		FINISHES	$ 21.25	$693,770	$ 21.25	$44,455	$ 21.25	$1,195,886	$ 21.25	$1,396,486	$ 21.25	$243,036
15	FT	Fitments	$ 6.00	$195,888	$ 6.00	$12,552	$ 6.00	$337,662	$ 6.00	$394,302	$ 6.00	$68,622
16	SE	Special Equipment										
TOTAL		FITTINGS	$ 6.00	$195,888	$ 6.00	$12,552	$ 6.00	$337,662	$ 6.00	$394,302	$ 6.00	$68,622
17	SF	Sanitary Fixtures										
18	PD	Sanitary Plumbing	$ 15.00	$489,720	$ 15.00	$31,380	$ 15.00	$844,155	$ 15.00	$985,755	$ 15.00	$171,555
19	WS	Water Supply										
20	GS	Gas Service										
21	SH	Space Heating										
22	VE	Ventilation	$ 1.00	$32,648	$ 1.00	$2,092	$ 1.00	$56,277	$ 1.00	$65,717	$ 1.00	$11,437
23	EC	Evaporative Cooling										
24	AC	Air Conditioning										
25	FP	Fire Protection	$ 55.00	$1,795,640	$ 55.00	$115,060	$ 55.00	$3,095,235	$ 55.00	$3,614,435	$ 55.00	$629,035
26	LP	Electric Light & Power	$ 35.00	$1,142,680	$ 35.00	$73,220	$ 35.00	$1,969,695	$ 35.00	$2,300,095	$ 35.00	$400,295
TOTAL		SERVICES	$ 106.00	$3,460,688	$ 106.00	$221,752	$ 106.00	$5,965,362	$ 106.00	$6,966,002	$ 106.00	$1,212,322
30	CE	CENTRALISED ENERGY SYSTEMS										
31	AR	DEMOLITION										
		SUB-TOTAL - BUILDING	$ 678.33	$22,146,174	$ 829.30	$1,734,905	$ 686.49	$38,633,609	$ 694.00	$45,607,467	$ 673.41	$7,701,799
		PRELIMINARIES - BUILDING	$ 67.83	$2,214,617	$ 82.93	$173,491	$ 68.65	$3,863,361	$ 69.40	$4,560,747	$ 67.34	$770,180
		UNMEASURED WORKS ALLOWANCE	$ 11.19	$365,412	$ 13.68	$28,626	$ 11.33	$637,455	$ 11.45	$752,523	$ 11.11	$127,080
		SUB-TOTAL - BUILDING	$ 757.36	$24,726,203	$ 925.92	$1,937,021	$ 766.47	$43,134,424	$ 774.85	$50,920,737	$ 751.86	$8,599,058
32	XP	Site Preparation incl. excavation		-		-		-		-		-
33	XR	Roads, Footpaths & Paved Areas	$ 65.47	$2,137,320	$ 144.30	$301,875	$ 94.15	$5,298,240	$ 76.31	$5,014,920	$ 62.10	$710,280
34	XN	Boundary Walls, Fencing & Gates	$ 10.00	$326,480	$ 15.00	$31,380	$ 10.00	$562,770	$ 10.00	$657,170	$ 10.00	$114,370
35	XB	Pool, Outbuilding & Covered Ways		-		-		-		-		-
36	XL	Landscaping & Improvements	$ 13.08	$427,050	$ 197.79	$413,775	$ 13.92	$783,100	$ 14.28	$938,600	$ 31.30	$357,950
TOTAL		SITE WORKS	$ 88.55	$2,890,850	$ 357.09	$747,030	$ 118.06	$6,644,110	$ 100.59	$6,610,690	$ 103.40	$1,182,600
37	XK	Ext Stormwater Drainage	$ 15.31	$500,000	$ 262.91	$550,000	$ 8.88	$500,000	$ 7.61	$500,000	$ 21.86	$250,000
38	XD	Ext Sewer Drainage	$ 12.25	$400,000	$ 215.11	$450,000	$ 7.11	$400,000	$ 6.09	$400,000	$ 17.49	$200,000
39	XW	Ext Water Supply	$ 7.66	$250,000	$ 143.40	$300,000	$ 4.44	$250,000	$ 3.80	$250,000	$ 10.93	$125,000
40	XG	Ext Gas	$ 1.53	$50,000	$ 23.90	$50,000	$ 0.89	$50,000	$ 0.76	$50,000	$ 2.19	$25,000
41	XF	Ext Fire Protection	$ 7.66	$250,000	$ 143.40	$300,000	$ 4.44	$250,000	$ 3.80	$250,000	$ 10.93	$125,000
42	XE	Ext Electrical	$ 12.25	$400,000	$ 215.11	$450,000	$ 7.11	$400,000	$ 6.09	$400,000	$ 17.49	$200,000
43	XC	Ext Communications	$ 0.92	$30,000	$ 14.34	$30,000	$ 0.53	$30,000	$ 0.46	$30,000	$ 1.31	$15,000
TOTAL		EXTERNAL SERVICES	$ 57.58	$1,880,000	$ 1,018.16	$2,130,000	$ 33.41	$1,880,000	$ 28.61	$1,880,000	$ 82.19	$940,000
		SUB-TOTAL - EXTERNAL WORKS	$ 146.13	$4,770,850	$ 1,375.25	$2,877,030	$ 151.47	$8,524,110	$ 129.20	$8,490,690	$ 185.59	$2,122,600
		PRELIMINARIES - EXTERNAL	$ 14.61	$477,085	$ 137.53	$287,703	$ 15.15	$852,411	$ 12.92	$849,069	$ 18.56	$212,260
		UNMEASURED WORKS ALLOWANCE	$ 2.41	$78,719	$ 22.69	$47,471	$ 2.50	$140,648	$ 2.13	$140,096	$ 3.06	$35,023
TOTAL		EXTERNAL WORKS	$ 163.15	$5,326,654	$ 1,535.47	$3,212,204	$ 169.11	$9,517,169	$ 144.25	$9,479,855	$ 207.21	$2,369,883
46	YY	PROFIT & OVERHEADS	$ 46.03	$1,502,643	$ 123.07	$257,461	$ 46.78	$2,632,580	$ 45.96	$3,020,030	$ 47.95	$548,447
TOTAL		BUILDING + EXTERNAL WORKS + SPECIAL PROVISIONS	$ 966.54	$31,555,500	$ 2,584.46	$5,406,687	$ 982.36	$55,284,173	$ 965.06	$63,420,622	$ 1,007.03	$11,517,388
		PROFESSIONAL FEES	$ 48.33	$1,577,775	$ 129.22	$270,334	$ 49.12	$2,764,209	$ 48.25	$3,171,031	$ 50.35	$575,869
TOTAL		GROSS WORKS	$ 1,014.86	$33,133,275	$ 2,713.68	$5,677,021	$ 1,031.48	$58,048,381	$ 1,013.31	$66,591,653	$ 1,057.38	$12,093,258

No.	Code	FUNCTIONAL AREA =	Super Lot 5b - FECA (m2) $/SQM	Super Lot 5b $	Super Lot 5c - FECA (m2) $/SQM	Super Lot 5c $	Super Lot 6a - FECA (m2) $/SQM	Super Lot 6a $
			Area sqm =	66,886	Area sqm =	11,934	Area sqm =	56,873
01	SB	SUBSTRUCTURE	$ 195.00	$13,042,770	$ 195.00	$2,327,130	$ 195.00	$11,090,235
02	CL	Columns	$ 50.00	$3,344,300	$ 50.00	$596,700	$ 50.00	$2,843,650
03	UF	Upper Floors						
04	SC	Staircase	$ 0.81	$54,000	$ 1.81	$21,600	$ 1.14	$64,800
05	RF	Roof	$ 193.93	$12,971,360	$ 185.00	$2,207,790	$ 224.97	$12,794,755
06	EW	External Walls	$ 114.60	$7,665,438	$ 96.79	$1,155,066	$ 66.94	$3,807,078
07	WW	Windows	-					
08	ED	External Doors	$ 0.72	$48,000	$ 3.97	$47,400	$ 4.35	$247,500
09	NW	Internal Walls	$ 10.00	$668,860	$ 10.00	$119,340	$ 10.00	$568,730
10	NS	Internal Screens & B/L	$ 5.00	$334,430	$ 5.00	$59,670	$ 5.00	$284,365
11	ND	Internal Doors	$ 1.50	$100,329	$ 1.50	$17,901	$ 1.50	$85,310
TOTAL		SUPERSTRUCTURE	$ 376.56	$25,186,717	$ 354.07	$4,225,467	$ 363.90	$20,696,188
12	WF	Wall Finishes	$ 5.00	$334,430	$ 5.00	$59,670	$ 5.00	$284,365
13	FF	Floor Finishes	$ 12.00	$802,632	$ 12.00	$143,208	$ 12.00	$682,476
14	CF	Ceiling Finishes	$ 4.25	$284,266	$ 4.25	$50,720	$ 4.25	$241,710
TOTAL		FINISHES	$ 21.25	$1,421,328	$ 21.25	$253,598	$ 21.25	$1,208,551
15	FT	Fitments	$ 6.00	$401,316	$ 6.00	$71,604	$ 6.00	$341,238
16	SE	Special Equipment	-					
TOTAL		FITTINGS	$ 6.00	$401,316	$ 6.00	$71,604	$ 6.00	$341,238
17	SF	Sanitary Fixtures						
18	PD	Sanitary Plumbing	$ 15.00	$1,003,290	$ 15.00	$179,010	$ 15.00	$853,095
19	WS	Water Supply						
20	GS	Gas Service						
21	SH	Space Heating						
22	VE	Ventilation	$ 1.00	$66,886	$ 1.00	$11,934	$ 1.00	$56,873
23	EC	Evaporative Cooling						
24	AC	Air Conditioning						
25	FP	Fire Protection	$ 55.00	$3,678,730	$ 55.00	$656,370	$ 55.00	$3,128,015
26	LP	Electric Light & Power	$ 70.00	$4,682,020	$ 35.00	$417,690	$ 35.00	$1,990,555
TOTAL		SERVICES	$ 141.00	$9,430,926	$ 106.00	$1,265,004	$ 106.00	$6,028,538
30	CE	CENTRALISED ENERGY SYSTEMS						
31	AR	DEMOLITION						
		SUB-TOTAL - BUILDING	$ 739.81	$49,483,057	$ 682.32	$8,142,803	$ 692.15	$39,364,750
		PRELIMINARIES - BUILDING	$ 73.98	$4,948,306	$ 68.23	$814,280	$ 69.22	$3,936,475
		UNMEASURED WORKS ALLOWANCE	$ 12.21	$816,470	$ 11.26	$134,356	$ 11.42	$649,518
		SUB-TOTAL - BUILDING	$ 826.00	$55,247,833	$ 761.81	$9,091,439	$ 772.79	$43,950,743
32	XP	Site Preparation incl. excavation	-	-		-		-
33	XR	Roads, Footpaths & Paved Areas	$ 89.13	$5,961,240	$ 61.68	$736,080	$ 36.99	$2,103,600
34	XN	Boundary Walls, Fencing & Gates	$ 1.53	$102,010	$ 10.00	$119,340	$ 10.00	$568,730
35	XB	Pool, Outbuilding & Covered Ways		-		-		-
36	XL	Landscaping & Improvements	$ 5.35	$357,950	$ 29.55	$352,600	$ 13.74	$781,250
TOTAL		SITE WORKS	$ 96.00	$6,421,200	$ 101.23	$1,208,020	$ 60.72	$3,453,580
37	XK	Ext Stormwater Drainage	$ 18.69	$1,250,000	$ 20.95	$250,000	$ 13.19	$750,000
38	XD	Ext Sewer Drainage	$ 14.95	$1,000,000	$ 16.76	$200,000	$ 10.55	$600,000
39	XW	Ext Water Supply	$ 9.34	$625,000	$ 10.47	$125,000	$ 6.59	$375,000
40	XG	Ext Gas	$ 1.87	$125,000	$ 2.09	$25,000	$ 1.32	$75,000
41	XF	Ext Fire Protection	$ 9.34	$625,000	$ 10.47	$125,000	$ 6.59	$375,000
42	XE	Ext Electrical	$ 14.95	$1,000,000	$ 16.76	$200,000	$ 10.55	$600,000
43	XC	Ext Communications	$ 1.12	$75,000	$ 1.26	$15,000	$ 0.79	$45,000
TOTAL		EXTERNAL SERVICES	$ 70.27	$4,700,000	$ 78.77	$940,000	$ 49.58	$2,820,000
		SUB-TOTAL - EXTERNAL WORKS	$ 166.27	$11,121,200	$ 179.99	$2,148,020	$ 110.31	$6,273,580
		PRELIMINARIES - EXTERNAL	$ 16.63	$1,112,120	$ 18.00	$214,802	$ 11.03	$627,358
		UNMEASURED WORKS ALLOWANCE	$ 2.74	$183,500	$ 2.97	$35,442	$ 1.82	$103,514
TOTAL		EXTERNAL WORKS	$ 185.64	$12,416,820	$ 200.96	$2,398,264	$ 123.16	$7,004,452
46	YY	PROFIT & OVERHEADS	$ 50.58	$3,383,233	$ 48.14	$574,485	$ 44.80	$2,547,760
TOTAL		BUILDING + EXTERNAL WORKS + SPECIAL PROVISIONS	$ 1,062.22	$71,047,885	$ 1,010.91	$12,064,188	$ 940.74	$53,502,955
		PROFESSIONAL FEES	$ 53.11	$3,552,394	$ 50.55	$603,209	$ 47.04	$2,675,148
TOTAL		GROSS WORKS	$ 1,115.33	$74,600,279	$ 1,061.45	$12,667,398	$ 987.78	$56,178,103

No.	Code	FUNCTIONAL AREA =	Intersection Works (AREA NOT IN TOTAL) $/SQM	Intersection Works $	Infrastructure Works (m2) (AREA NOT IN TOTAL) $/SQM	Infrastructure Works $	Bulk Earthworks to Super Lots (AREA NOT IN TOTAL) $/SQM	Bulk Earthworks $	TOTAL WORKS $/SQM	TOTAL WORKS $
			Area sqm =	53,650	Area sqm =	90,953	Area sqm =	1,146,734	Area sqm =	667,198
01	SB	SUBSTRUCTURE		-		-		-	$ 178.53	$119,112,045
02	CL	Columns		-		-		-	$ 45.78	$30,541,550
03	UF	Upper Floors		-		-		-	-	-
04	SC	Staircase		-		-		-	$ 1.17	$777,600
05	RF	Roof		-		-		-	$ 198.19	$132,230,985
06	EW	External Walls		-		-		-	$ 69.50	$46,368,696
07	WW	Windows		-		-		-	-	-
08	ED	External Doors		-		-		-	$ 2.98	$1,988,150
09	NW	Internal Walls		-		-		-	$ 9.16	$6,108,310
10	NS	Internal Screens & B/L		-		-		-	$ 4.58	$3,054,155
11	ND	Internal Doors		-		-		-	$ 1.37	$916,247
TOTAL		SUPERSTRUCTURE	-	-	-	-	-	-	$332.71	$221,985,693
12	WF	Wall Finishes		-		-		-	$ 4.58	$3,054,155
13	FF	Floor Finishes		-		-		-	$ 10.99	$7,329,972
14	CF	Ceiling Finishes		-		-		-	$ 3.89	$2,596,032
TOTAL		FINISHES	-	-	-	-	-	-	$19.45	$12,980,159
15	FT	Fitments		-		-		-	$ 5.49	$3,664,986
16	SE	Special Equipment		-		-		-	-	-
TOTAL		FITTINGS	-	-	-	-	-	-	$5.49	$3,664,986
17	SF	Sanitary Fixtures		-		-		-	-	-
18	PD	Sanitary Plumbing		-		-		-	$ 13.73	$9,162,465
19	WS	Water Supply		-		-		-	-	-
20	GS	Gas Service		-		-		-	-	-
21	SH	Space Heating		-		-		-	-	-
22	VE	Ventilation		-		-		-	$ 0.92	$610,831
23	EC	Evaporative Cooling		-		-		-	-	-
24	AC	Air Conditioning		-		-		-	-	-
25	FP	Fire Protection		-		-		-	$ 50.35	$33,595,705
26	LP	Electric Light & Power		-		-		-	$ 35.55	$23,720,095
TOTAL		SERVICES	-	-	-	-	-	-	$100.55	$67,089,096
30	CE	CENTRALISED ENERGY SYSTEMS		-		-		-		-
31	AR	DEMOLITION	$ 41.99	$2,252,590		-		-		$2,252,590
		SUB-TOTAL - BUILDING	$ 41.99	$2,252,590		-	-	-	$ 640.12	$427,084,568
		PRELIMINARIES - BUILDING	$ 4.20	$225,259		-	-	-	$ 64.01	$42,708,457
		UNMEASURED WORKS ALLOWANCE	$ 0.69	$37,168		-	-	-	$ 10.56	$7,046,895
		SUB-TOTAL - BUILDING	$ 46.88	$2,515,017		-	-	-	$ 714.69	$476,839,920
32	XP	Site Preparation incl. excavation	$ 49.08	$2,632,935	$ 40.57	$3,690,300	$ 90.73	$104,044,516	$ 165.42	$110,367,750
33	XR	Roads, Footpaths & Paved Areas	$ 281.32	$15,092,878	$ 250.00	$22,738,250		-	$ 115.55	$77,095,203
34	XN	Boundary Walls, Fencing & Gates	-	-		-		-	$ 8.32	$5,551,920
35	XB	Pool, Outbuilding & Covered Ways	-	-		-		-	-	-
36	XL	Landscaping & Improvements	$ 10.38	$557,025	$ 39.20	$3,565,080		-	$ 20.37	$13,593,480
TOTAL		SITE WORKS	$ 340.78	$18,282,837	$ 329.77	$29,993,630	$ 90.73	$104,044,516	$309.67	$206,608,353
37	XK	Ext Stormwater Drainage	$ 28.28	$1,517,000	$ 30.00	$2,728,590		-	$ 22.18	$14,795,590
38	XD	Ext Sewer Drainage	-	-	$ 20.00	$1,819,060		-	$ 15.39	$10,269,060
39	XW	Ext Water Supply	$ 5.27	$282,500	$ 15.00	$1,364,295		-	$ 10.41	$6,946,795
40	XG	Ext Gas	-	-	$ 15.00	$1,364,295		-	$ 3.62	$2,414,295
41	XF	Ext Fire Protection	-	-	$ 10.00	$909,530		-	$ 9.31	$6,209,530
42	XE	Ext Electrical	$ 88.78	$4,762,850	$ 150.00	$13,642,950		-	$ 40.25	$26,855,800
43	XC	Ext Communications	$ 2.80	$150,000	$ 20.00	$1,819,060		-	$ 3.90	$2,599,060
TOTAL		EXTERNAL SERVICES	$ 125.11	$6,712,350	$ 260.00	$23,647,780	-	-	$105.05	$70,090,130
		SUB-TOTAL - EXTERNAL WORKS	$ 465.89	$24,995,187	$ 589.77	$53,641,410	$ 90.73	$104,044,516	$ 414.72	$276,698,483
		PRELIMINARIES - EXTERNAL	$ 46.59	$2,499,519	$ 58.98	$5,364,141	$ 9.07	$10,404,452	$ 41.47	$27,669,848
		UNMEASURED WORKS ALLOWANCE	$ 7.69	$412,421	$ 9.73	$885,083	$ 1.50	$1,716,735	$ 6.84	$4,565,525
TOTAL		EXTERNAL WORKS	$ 520.17	$27,907,127	$ 658.48	$59,890,634	$ 101.30	$116,165,702	$ 463.03	$308,933,856
46	YY	PROFIT & OVERHEADS	$ 28.35	$1,521,107	$ 32.92	$2,994,532	$ 5.07	$5,808,285	$ 58.89	$39,288,689
TOTAL		BUILDING + EXTERNAL WORKS + SPECIAL PROVISIONS	$ 595.40	$31,943,251	$ 691.40	$62,885,165	$ 106.37	$121,973,987	$ 1,236.61	$825,062,465
		PROFESSIONAL FEES	$ 29.77	$1,597,163	$ 34.57	$3,144,258	$ 5.32	$6,098,699	$ 61.83	$41,253,123
TOTAL		GROSS WORKS	$ 625.17	$33,540,413	$ 725.97	$66,029,424	$ 111.68	$128,072,687	$ 1,298.44	$866,315,589

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31 October 2024
File Ref.: J000056421/JF-EDC/Stg1+Civil+Intersection

Minister for Planning
C/- Richmond Bridge Burra Park 2 Pty Ltd as trustee for Burra Park Prop Trust 1;
UniSuper Limited as Trustee for UniSuper and UniSuper Management Pty Limited;
ISPT Pty Limited as trustee for The Industry Superannuation Property Trust No. 1;
HB&B Property Pty Ltd
55-59 Regent Street
CHIPPENDALE NSW 2008

Dear Sir

BURRAH PARK – Northern Gateway
(Lot 1 in DP1287712) 1953-2109 Elizabeth Drive Badgerys Creek NSW 2555
Stage 1 – Buildings 1.1a, 1.1b, 1.2a, 1.2b & 3.1, Civil and Infrastructure Works
Registered Quantity Surveyor's Estimated Development Cost (EDC) Report for Department of Planning, Housing and Infrastructure

Executive Summary

We have prepared an Estimated Development Cost (EDC), using NSW Government Planning Circular *PS 24-002 Changes to how development costs are calculated for planning purposes*, the Burrah Park Project includes Stage 1 Estate Works including the construction of three (3) warehouses 1.1a, 1.1b, 1.2a, 1.2b & 3.1 as well as site preparation, bulk earthworks, road works, Elizabeth Drive intersection, stormwater infrastructure and utilities to the entire site.
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Our **Estimated Development Cost (EDC)** is **$365,983,235 (Excl GST).**

This calculation of the EDC is an objective and accurate assessment and covers the full scope of works in the identified development proposal, at the date of development application submission.

An analysis of the estimated costs is summarised below for works:

ITEM			TOTAL (EXCL. GST)
Demolition and Remediation		$	2,640,768
Construction Cost		$	301,685,859
Mitigation of Impact Items (if applicable)			
Mining & Mineral Extraction (If applicable)			
Furniture, Fittings & Equipment (FFE) & Operational Equipment (Where forming part of the application)			
Fitout costs (Where forming part of the application)		$	2,926,784
Sub-total - 1		**$**	**307,253,410**
Add: Professional Fees	(5.0%)	$	15,362,671
Add: Contingency	(5.0%)	$	15,362,671
Add: Escalation (Stage 1)	(8.6%)	$	23,759,644
Add: Escalation (Main Intersection Works)	(10.1%)	$	3,241,146
Sub-total - 2		**$**	**364,979,541**
Add: Authority Fees (LSLL) - ***GST Exempt***	(0.25%)	$	1,003,694
TOTAL EDC (Excl GST) for SSD/SSI		**$**	**365,983,235**
Add: GST - Calculated on Sub-total - 2 amount only	(10%)	$	40,258,156
TOTAL DEVELOPMENT COST (Plus GST) for NON-SSD/SSI		**$**	**406,241,391**
GROSS FLOOR AREA			
Total Gross Floor Area (AIQS Definition)			91,617m2
Construction Cost Only $/m2 GFA (AIQS Definition)			$3,293/m2
Total Site Area			144,000m2

Basis of Report Preparation

- We have prepared this estimate for Department of Planning, Housing and Infrastructure.
- We have prepared the estimate based on the legislative and regulatory requirements of the consent authority for calculating the EDC (EP&A Act, EP&A reg, SEPPS, the Planning Circular and SEARs).
- We have prepared this estimate generally in accordance with the AIQS Practice Standard (Edition 1 published March 2024) for calculating EDC in NSW
- We have measured Gross Floor Area (GFA) in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2
- We have included works as indicated on the drawings and within the site boundary
- We have excluded GST in the calculation of the Estimated Development Cost
- We have calculated the development costs including price escalation to intended commencement date of construction on site on October 2026 for Stage 1 works and a commencement date of February 2027 for the Intersection Works.
- Prepared this estimate as a requirement for a DA submission. This is not a tender estimate.

- List of the development proposal documents used:
  - Architectural drawings SK010i, SK012h, SK013d dated March 2024, as prepared by Nettleton Tribe Partnership Pty Ltd.
  - Preliminary bulk earthworks plan (stage 1) drawings BUR-AAP-MP-00-SKE-CI-0003 dated 28 March 2024
  - Intersection Functional Layout Plan, as prepared by Arcadis dated 10 July 2024
  - Remediation Action Plan report as prepared by Douglas Partners dated 6 July 2023
  - Environmental Impact Statement as prepared by URBIS Dated 14 August 2024

Scope of Calculation of EDC

- We have prepared an Estimated Development Cost (EDC), using NSW Government Planning Circular *PS 24-002 Changes to how development costs are calculated for planning purposes*, the Burrah Park Project includes Stage 1 Estate Works including the construction of three (3) warehouses 1.1a, 1.1b, 1.2a, 1.2b & 3.1 as well as site preparation, bulk earthworks, road works, Elizabeth Drive intersection, stormwater infrastructure and utilities to the entire site.
- The Proponent's for this development application are Richmond Bridge Burra Park 2 Pty Ltd as trustee for Burra Park Prop Trust 1; UniSuper Limited as Trustee for UniSuper and UniSuper Management Pty Limited; ISPT Pty Limited as trustee for The Industry Superannuation Property Trust No. 1 and HB&B Property Pty Ltd.
- We certify that we have provided the genuine costs of the development proposed by this application and these costs are based on industry recognised prices.
- We certify that we are not aware of any limitations encountered in the preparation of the report.
- Refer to Annexure A for our detailed elemental estimate which has been prepared generally in accordance with the Australian Cost Management Manual issued by the Australian Institute of Quantity Surveyors (AIQS).

List of Exclusions

- Amounts payable on the cost of land including Development Contributions
- Costs related to any part of the development subject to a separate development consent or approval
- Land costs including costs of purchasing holding and marketing
- Ongoing maintenance or use of the development
- GST, and
- Finance Cost

This EDC report has been prepared by:

Peter Hammond MCIOB FRICS AAIQS No. 9898
Director
Napier & Blakeley Pty Ltd

ENCL – ANNEXURE A – DETAILED ELEMENTAL COST ESTIMATE

Report Parameters

This report is the opinion of Napier & Blakeley Pty Ltd ACN 006 386 278 atf Napier & Blakeley Unit Trust ABN 87 601 474 307 **(Napier & Blakeley)** and is to be read together with and is subject to the term and conditions of our engagement. Our opinions in this report are based on the information referred to in this report that has been made available to us by or on behalf of the addressee **(Information)**.

Napier & Blakeley has not obtained independent verification of the Information. As such, our opinion may be different if the Information is incorrect or inaccurate in any way. This report was prepared solely for the addressee and its use is limited to the purpose for which it was provided. No third party may rely on this report without first obtaining the prior written consent of Napier & Blakeley.

Napier & Blakeley does not warrant the accuracy or completeness of the Information, and to the maximum extent permitted by law, does not accept any responsibility or liability for any loss suffered by any person or entity as a result of or in connection with error, inaccuracy, misrepresentation, incompleteness or similar defect in the Information and/or this report or any default, negligence or lack of care in relation to the preparation or provision of the Information and/or this report.

PROJECT:		Burra Park, Elizabeth Drive BADGERYS CREEK NSW	**Description:** Stage 1 of Burra Park Northern Gateway - The proposed Stage 1 development comprise construction of associated industrial and office spaces to buildings 1.1a, 1.1b, 1.2a, 1.2b & 3.1. The works also include the civil and infrastructure works to the entire site.											
JOB NUMBER:		2555086487												
DATE:		31-Oct-24												
	10.0%	PRELIMINARIES	10.0%	Insert										
	1.5%	UNMEASURED WORKS ALLOWANCE	1.5%	Insert										
	5.0%	PROFIT & OVERHEADS	5.0%	Insert			AREA NOT IN TOTAL		AREA NOT IN TOTAL		AREA NOT IN TOTAL			
	5.0%	PROFESSIONAL FEES	5.0%	Insert										
		FUNCTIONAL AREA =	Super Lot 1a - FECA (m2) (Buildings 1.1a / 1.1b / 1.2a / 1.2b)		Super Lot 3a - FECA (m2)		Intersection Works		Infrastructure Works (m2)		Bulk Earthworks to Super Lots		TOTAL WORKS	
			Area sqm =	63,083	Area sqm =	28,534	Area sqm =	53,650	Area sqm =	90,953	Area sqm =	196,478	Area sqm =	91,617
			$/SQM	$	$/SQM	$	$/SQM	$	$/SQM	$	$/SQM	$	$/SQM	$
O1	SB	SUBSTRUCTURE	$ 195.00	$12,301,185	$ 195.00	$5,564,130		-		-		-	$ 195.00	$17,865,315
O2	CL	Columns	$ 50.00	$3,154,150	$ 50.00	$1,426,700		-		-		-	$ 50.00	$4,580,850
O3	UF	Upper Floors						-		-		-	-	-
O4	SC	Staircase	$ 1.71	$108,000	$ 1.51	$43,200		-		-		-	$ 1.65	$151,200
O5	RF	Roof	$ 214.00	$13,499,455	$ 208.40	$5,946,590		-		-		-	$ 212.25	$19,446,045
O6	EW	External Walls	$ 71.69	$4,522,584	$ 57.85	$1,650,792		-		-		-	$ 67.38	$6,173,376
O7	WW	Windows						-		-		-	-	-
O8	ED	External Doors	$ 3.64	$229,500	$ 3.32	$94,800		-		-		-	$ 3.54	$324,300
O9	NW	Internal Walls	$ 10.00	$630,830	$ 10.00	$285,340		-		-		-	$ 10.00	$916,170
10	NS	Internal Screens & B/L	$ 5.00	$315,415	$ 5.00	$142,670		-		-		-	$ 5.00	$458,085
11	ND	Internal Doors	$ 1.50	$94,625	$ 1.50	$42,801		-		-		-	$ 1.50	$137,426
TOTAL		SUPERSTRUCTURE	$ 357.54	$22,554,559	$ 337.59	$9,632,893	-	-	-	-	-	-	$351.33	$32,187,452
12	WF	Wall Finishes	$ 5.00	$315,415	$ 5.00	$142,670		-		-		-	$ 5.00	$458,085
13	FF	Floor Finishes	$ 12.00	$756,996	$ 12.00	$342,408		-		-		-	$ 12.00	$1,099,404
14	CF	Ceiling Finishes	$ 4.25	$268,103	$ 4.25	$121,270		-		-		-	$ 4.25	$389,372
TOTAL		FINISHES	$ 21.25	$1,340,514	$ 21.25	$606,348	-	-	-	-	-	-	$21.25	$1,946,861
15	FT	Fitments	$ 6.00	$378,498	$ 6.00	$171,204		-		-		-	$ 6.00	$549,702
16	SE	Special Equipment						-		-		-	-	-
TOTAL		FITTINGS	$ 6.00	$378,498	$ 6.00	$171,204	-	-	-	-	-	-	$6.00	$549,702
17	SF	Sanitary Fixtures						-		-		-	-	-
18	PD	Sanitary Plumbing	$ 15.00	$946,245	$ 15.00	$428,010		-		-		-	$ 15.00	$1,374,255
19	WS	Water Supply						-		-		-	-	-
20	GS	Gas Service						-		-		-	-	-
21	SH	Space Heating						-		-		-	-	-
22	VE	Ventilation	$ 1.00	$63,083	$ 1.00	$28,534		-		-		-	$ 1.00	$91,617
23	EC	Evaporative Cooling						-		-		-	-	-
24	AC	Air Conditioning						-		-		-	-	-
25	FP	Fire Protection	$ 55.00	$3,469,565	$ 55.00	$1,569,370		-		-		-	$ 55.00	$5,038,935
26	LP	Electric Light & Power	$ 35.00	$2,207,905	$ 35.00	$998,690		-		-		-	$ 35.00	$3,206,595
TOTAL		SERVICES	$ 106.00	$6,686,798	$ 106.00	$3,024,604	-	-	-	-	-	-	$106.00	$9,711,402
30	CE	CENTRALISED ENERGY SYSTEMS						-		-		-		-
31	AR	DEMOLITION					$ 41.99	$2,252,590		-		-		$2,252,590
		SUB-TOTAL - BUILDING	$ 685.79	$43,261,553	$ 665.84	$18,999,179	$ 41.99	$2,252,590		-	-	-	$ 704.16	$64,513,322
		PRELIMINARIES - BUILDING	$ 68.58	$4,326,155	$ 66.58	$1,899,918	$ 4.20	$225,259		-	-	-	$ 70.42	$6,451,332
		UNMEASURED WORKS ALLOWANCE -	$ 11.32	$713,816	$ 10.99	$313,486	$ 0.69	$37,168		-	-	-	$ 11.62	$1,064,470
		SUB-TOTAL - BUILDING	$ 765.68	$48,301,524	$ 743.41	$21,212,583	$ 46.88	$2,515,017		-	-	-	$ 786.20	$72,029,124
32	XP	Site Preparation incl. excavation		-		-	$ 49.08	$2,632,935	$ 40.57	$3,690,300	$ 529.55	$104,044,516	$ 1,204.66	$110,367,750
33	XR	Roads, Footpaths & Paved Areas	$ 65.38	$4,124,160	$ 74.90	$2,137,320	$ 281.32	$15,092,878	$ 250.00	$22,738,250		-	$ 481.27	$44,092,608
34	XN	Boundary Walls, Fencing & Gates	$ 10.00	$630,830	$ 10.00	$285,340	-	-		-		-	$ 10.00	$916,170
35	XB	Pool, Outbuilding & Covered Ways		-		-	-	-		-		-	-	-
36	XL	Landscaping & Improvements	$ 26.15	$1,649,800	$ 14.97	$427,050	$ 10.38	$557,025	$ 39.20	$3,565,080		-	$ 67.66	$6,198,955
TOTAL		SITE WORKS	$ 101.53	$6,404,790	$ 99.87	$2,849,710	$ 340.78	$18,282,837	$ 329.77	$29,993,630	$ 529.55	$104,044,516	$1,763.60	$161,575,483
37	XK	Ext Stormwater Drainage	$ 15.85	$1,000,000	$ 17.52	$500,000	$ 28.28	$1,517,000	$ 30.00	$2,728,590		-	$ 62.71	$5,745,590
38	XD	Ext Sewer Drainage	$ 12.68	$800,000	$ 14.02	$400,000	-	-	$ 20.00	$1,819,060		-	$ 32.95	$3,019,060
39	XW	Ext Water Supply	$ 7.93	$500,000	$ 8.76	$250,000	$ 5.27	$282,500	$ 15.00	$1,364,295		-	$ 26.16	$2,396,795
40	XG	Ext Gas	$ 1.59	$100,000	$ 1.75	$50,000	-	-	$ 15.00	$1,364,295		-	$ 16.53	$1,514,295
41	XF	Ext Fire Protection	$ 7.93	$500,000	$ 8.76	$250,000	-	-	$ 10.00	$909,530		-	$ 18.11	$1,659,530
42	XE	Ext Electrical	$ 12.68	$800,000	$ 14.02	$400,000	$ 88.78	$4,762,850	$ 150.00	$13,642,950		-	$ 214.00	$19,605,800
43	XC	Ext Communications	$ 0.95	$60,000	$ 1.05	$30,000	$ 2.80	$150,000	$ 20.00	$1,819,060		-	$ 22.47	$2,059,060
44	XS	Ext Special Services		-		-		-		-		-	-	-
TOTAL		EXTERNAL SERVICES	$ 59.60	$3,760,000	$ 65.89	$1,880,000	$ 125.11	$6,712,350	$ 260.00	$23,647,780	-	-	$392.94	$36,000,130
		SUB-TOTAL - EXTERNAL WORKS	$ 161.13	$10,164,790	$ 165.76	$4,729,710	$ 465.89	$24,995,187	$ 589.77	$53,641,410	$ 529.55	$104,044,516	$ 2,156.54	$197,575,613
		PRELIMINARIES - EXTERNAL	$ 16.11	$1,016,479	$ 16.58	$472,971	$ 46.59	$2,499,519	$ 58.98	$5,364,141	$ 52.95	$10,404,452	$ 215.65	$19,757,561
		UNMEASURED WORKS ALLOWANCE -	$ 2.66	$167,719	$ 2.73	$78,040	$ 7.69	$412,421	$ 9.73	$885,083	$ 8.74	$1,716,735	$ 35.58	$3,259,998
TOTAL		EXTERNAL WORKS	$ 179.91	$11,348,988	$ 185.07	$5,280,721	$ 520.17	$27,907,127	$ 658.48	$59,890,634	$ 591.24	$116,165,702	$ 2,407.78	$220,593,172
46	YY	PROFIT & OVERHEADS	$ 47.28	$2,982,526	$ 46.42	$1,324,665	$ 28.35	$1,521,107	$ 32.92	$2,994,532	$ 29.56	$5,808,285	$ 159.70	$14,631,115
TOTAL		BUILDING + EXTERNAL WORKS + SPECIAL PROVISIONS	$ 992.87	$62,633,038	$ 974.91	$27,817,969	$ 595.40	$31,943,251	$ 691.40	$62,885,165	$ 620.80	$121,973,987	$ 3,353.67	$307,253,410
		PROFESSIONAL FEES	$ 49.64	$3,131,652	$ 48.75	$1,390,898	$ 29.77	$1,597,163	$ 34.57	$3,144,258	$ 31.04	$6,098,699	$ 167.68	$15,362,671
TOTAL		GROSS WORKS	$ 1,042.51	$65,764,690	$ 1,023.65	$29,208,868	$ 625.17	$33,540,413	$ 725.97	$66,029,424	$ 651.84	$128,072,687	$ 3,521.36	$322,616,081